

Board of County Commissioners

Development Review

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September 16, 2002 DRC Meeting

Meeting convened at 2:02 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Dwayne Ausley-Building Department, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of September 9, 2002. Mr. Mountain seconded the motion and the motion carried.

Old Business-

Lenard Powell, Inc.

Major Development

Preliminary Review

Lenard Powell, property owner, and Ed Abshier, project engineer, were present and proposing to construct a 3500 square foot office building and two 22,500 square foot buildings for industrial use. Attorney Neal gave a brief description of the project status. The project did go to the BOCC with a recommendation from the DRC for approval, but was referred back to the DRC with issues of concern. The proposal shows an office building located on the north side of the property, which is accessed off of CR 114. The BOCC expressed concern because of the nature of CR 114, which is narrow, tree-lined, and is not well suited for commercial traffic. Traffic coming from the east does not have good site clearance to the proposed entrance to the office building because of a high railroad crossing. The applicants and attorney met with Public Works last week to discuss those access issues. Attorney Neal informed the Committee on the topics and ideas discussed at the meeting. One tentative proposal was that Public Works would extend the pavement CR 124A to give the applicant better access from the south. With those improvements, access from CR 114 would not be needed. The site plan does show access from CR 124A, which is a road built to serve the industrial property. That access was proposed for use for the trucks and equipment. Issues discussed by the Committee included the poor intersection at US 301 and CR 144, the potential for the applicant to create a drive into the office building, which would encourage traffic to go to the west when leaving, and the potential for the office building to be relocated to the south side of the tract. Mr. Abshier stated that there is no engineering reason that would prevent the relocation. The Committee discussed a warrant for a traffic signal at US 301.

The nature and classification of CR 114 was discussed, with several members stating a firm policy on the type of access to be allowed from CR 114 should be decided by the BOCC. The nature of Public Works approval of road access was also discussed. Road types and the physical structure of the roads in question were discussed. Needed improvements on the south side of CR 114, the tree line on the north side of the road, requirements for a traffic signal and types of traffic impact were discussed. Restricting all access from CR 114 was also discussed. Prior approval recommendations regarding this project were made contingent upon approval from Public Works regarding road access. Acceptable use of CR 114 was discussed. The Committee discussed whether or not CR 114 was wide enough for two-way traffic.

Mr. Ausley excused himself at 3:00 PM.

Mr. Mountain moved to recommend approval of the project, contingent upon a recorded developer's agreement being drawn up between the applicant and the County stating who incurs costs of improvements for CR 124A, allowed access to CR 114 only for traffic to the office building, and all improvements to CR 124A be made prior to a C of O being issued. Mr. Helms seconded the motion and the motion carried.

Zero road frontage if the office is relocated was discussed again. The applicants were informed the DRC only makes a recommendation to the BOCC. The Committee discussed who would prepare the draft developer's agreement. The applicant was asked to show all arrows and signs on the engineering plans.

Due to the additional discussion, another motion was made, which superceded the previous motion.

Mr. Helms moved to recommend approval, contingent upon the following:

1. fence being constructed between the office and storage buildings
2. no right turns allowed at exit
3. truck traffic to utilize CR 124A only

Mrs. Keenum seconded the motion and the motion carried with Mrs. Howard and Mrs. Rogers opposing.

Restricted access on CR 114 was discussed.

Attorney Neal excused herself at 3:15 PM.

New Business-

Continental Country Club-Phase III

Final Plat Review

Mr. Helms moved to table the request to September 23, 2002. Mrs. Howard seconded the motion and the motion carried.

Tri-County Villages-Unit 67

Major Development

Engineering Plan Review

Troy Locklin, Farner-Barley, was present and proposing to develop a 374-lot subdivision. Revised plans and comments were submitted. There were 13 comments from Coastal Engineering. The Committee discussed the need for a NPES permit. Issues regarding grades and lots were discussed.

Mr. Helms moved to approve the engineering, contingent upon the receipt of final approval from Coastal on the requested revisions. Mr. Mountain seconded the motion and the motion carried.

Public Forum-

None

The next DRC meeting is scheduled for September 23, 2002.

Meeting adjourned at 3:23 PM.